| 128.0 | 0001 | 0008.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 779,400 / | 779,400 |
| | | | | | USE VALUE: | 779,400 / | 779,400 |
| | | | | | ASSESSED: | 779,400 / | 779,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 53 | | SCHOOL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LAMBRYCH CHRISTINE & KAREN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 53 SCHOOL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6147.000 | 295,900 | | 483,500 | 779,400 |
| Total Card | 0.141 | 295,900 | | 483,500 | 779,400 |
| Total Parcel | 0.141 | 295,900 | | 483,500 | 779,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.39 | /Parcel: 446.39

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 82608

**GIS Ref**

**GIS Ref**

**Insp Date** 04/18/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

**Parcel ID** 128.0-0001-0008.0

!9981!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 295,900 | 0 | 6,147. | 483,500 | 779,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 287,500 | 0 | 6,147. | 483,500 | 771,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 287,700 | 0 | 6,147. | 483,500 | 771,200 | 771,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 234,200 | 0 | 6,147. | 453,300 | 687,500 | 687,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 234,200 | 0 | 6,147. | 374,700 | 608,900 | 608,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 234,200 | 0 | 6,147. | 344,500 | 578,700 | 578,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 234,200 | 0 | 6,147. | 314,300 | 548,500 | 548,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 221,700 | 0 | 6,147. | 308,200 | 529,900 | 529,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 09:53:46 |

**LAST REV**

| Date | Time |
|---|---|
| 04/24/18 | 09:19:09 |
| ekelly | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 9981

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FORD JAMES/ETAL | 1168-159 | | 3/10/1997 | | 200,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82608 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/4/2017 | 1609 | Redo Bat | 25,462 | C | | | | |
| 10/17/2008 | 1310 | Manual | 6,400 | C | | | | replace 4 2x10 ra |
| 11/7/2006 | 962 | Manual | 10,000 | C | | G8 | GR FY08 | close in porch ins |
| 10/15/2003 | 882 | New Wind | 8,922 | C | | | | |
| 11/1/2001 | 819 | New Wind | 5,672 | C | | | | 8 REPLACEMENT WIND |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/18/2018 | MEAS&NOTICE | CC | Chris C |
| 1/20/2009 | Meas/Inspect | 336 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 243 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6147 | | Sq. Ft. | Site | | 0 | 80. | 0.98 | 9 | | | | | | | | | 483,528 | | | | | | 483,500 | |

| Total AC/HA: | 0.14112 | Total SF/SM: | 6147 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 483,528 | Spl Credit | | Total: | 483,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97757620 |
| Adj $ / SQ: | 178.163 |
| Other Features: | 93500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 428809 |
| Depreciation: | 132931 |
| Depreciated Total: | 295878 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

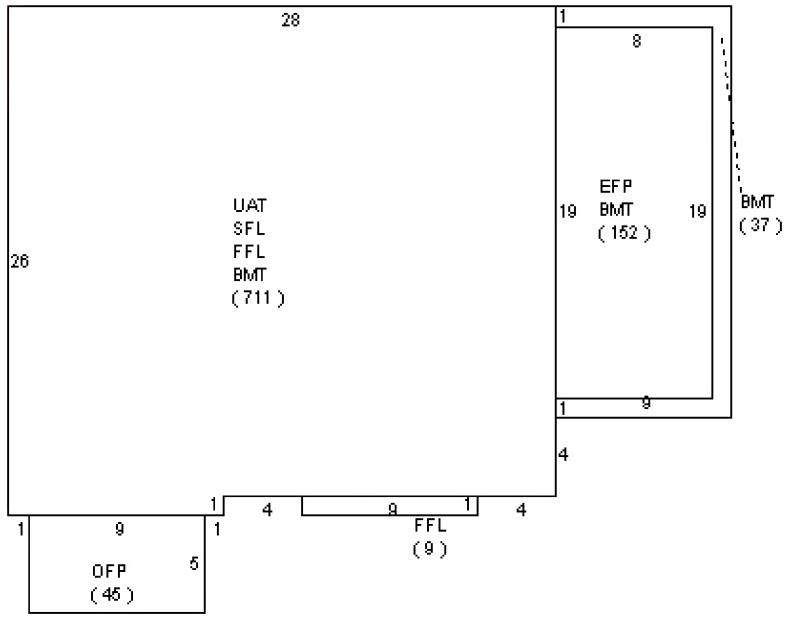
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 178.16 |
| Special Features: | 0 | Val/Su Net: | 109.35 |
| Final Total: | 295900 | Val/Su SzAd | 206.78 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 900 | 65.610 | 59,048 |
| FFL | First Floor | 720 | 178.160 | 128,278 |
| SFL | Second Floor | 711 | 178.160 | 126,674 |
| UAT | Upper Attic | 178 | 71.270 | 12,667 |
| EFP | Enclos Porch | 152 | 44.120 | 6,707 |
| OFP | Open Porch | 45 | 43.010 | 1,936 |

Net Sketched Area: 2,706 | Total: 335,310

Size Ad 1431 | Gross Area 3239 | FinArea 1746

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 35 | A | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

128.0-0001-0008.0

## IMAGE

AssessPro Patriot Properties, Inc